

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
June 27, 2002

Commissioners present:

Dave Johnson
Brian Bigler
Patrick Decker
Tia Peycheff
Jacqueline Powers
Absent: Olson

Staff present:

James Cutts, Community Development Director
Ron Hough, Comprehensive Planning Manager
Dennis Lewis, Senior Planner

Others present:

Ruth Ross, Councilmember Liaison ..

SUMMARY OF THE JUNE 27, 2002, MEETING MINUTES

Development Regulations Update – Public Hearing

After a brief presentation by Senior Planner Lewis, the Public Hearing was opened for comment. No public testimony was given and the hearing was continued to July 11.

2002 Plan Amendments – Preparation for public hearing on July 11.

Planning Manager Hough advised that this year's Study List consists of ten items, including nine approved by the City Council on June 10, 2002, and one formal application.

Tree Regulations - Finalize recommendations

The Commission reviewed changes and recommended the Tree Regulations to City Council for adoption, with simultaneous removal of the Tree Ordinance section of Title 21.

CALL TO ORDER

Chair Johnson called the meeting to order at 7:00 p.m.

Chair Johnson recognized Councilmember Ruth Ross in attendance.

APPROVAL OF MINUTES

Commissioner Peycheff moved to approve the June 13, 2002, minutes. The motion was seconded by Commissioner Decker, and carried unanimously.

PUBLIC HEARING

Development Regulations Amendments - Comments on proposed amendments.

Senior Planner Lewis briefly explained the purpose of tonight's public hearing on the Development Regulations Amendments. These amendments correct inconsistencies and propose regulations to make the regulations more effective or efficient. Mr. Lewis also advised that there may be additional changes to the Development Regulations and the information will be distributed to the Commission prior to the July 11 meeting. Commissioner Bigler commended staff for their very thorough work on the Development Regulations.

At the conclusion of Mr. Lewis' presentation, Chair Johnson opened the public hearing on this matter. Hearing no public testimony, the Chair continued the public hearing to July 11.

Mr. Lewis reported that David Toyer, Master Builders Association, plans to attend the July 11 meeting and testify before the Commission on the Development Regulations Amendments.

DIRECTOR'S REPORT

Community Development Director Cutts reported on the progress of the City Center Project, highlighting the following:

Economic Study: Consultants have concluded that condominiums are the most economically feasible projects at the present time, but would not be worthwhile for developers to become involved. However, we must keep in mind that the City Center Project is a 20-year program and that the economy is cyclical.

Traffic Study: The traffic model has been re-evaluated and mitigations outlined that would improve the street system to accommodate traffic that will be generated by development of the City Center.

Chair Johnson inquired about the lot sizes and zoning for the City Center. Mr. Cutts responded that the City Center would be a sub-area and would have a specific Comprehensive Plan designation for the properties in that area as well as Design Guidelines.

In response to a question from Commissioner Bigler on availability of Federal funds, Mr. Cutts reported that a presentation was made to the Puget Sound Growth Management Board. The Board was advised that subsidies would be necessary for the traffic improvements. The City cannot afford the total cost of the traffic improvements and without them the City Center Project will not be able to be completed.

Planning Manager Hough reported that City Council adopted the Heritage Park II annexation on June 24.

WORK SESSION

2002 Plan Amendments -- Preparation for public hearing on July 11.

Planning Manager Hough informed the Commission that this is the last work session before the July 11 public hearing on all proposed 2002 Comprehensive Plan Amendments. He then gave a brief presentation of the ten amendments that are being considered this year.

Chair Johnson asked Councilmember Ross' impression of the Council's position on the mobile home park zoning issue. Ms. Ross responded that the Commission's four-phase recommendation to modify the Plan and Zoning maps rather than creating a Mobile Home Park Zone will probably be a challenge. She added that some members of the Council feel the only way to preserve the mobile home parks is to create a mobile home park zone and the more information on the merits of the Commission's recommendation, the better. Mr. Hough added that during research it was discovered that most other jurisdictions are phasing out older mobile home parks and are not zoning to preserve them. Commissioner Decker added that after speaking with Councilmembers, he has the impression that the Council and the Commission are not too far apart on this issue and there is a strong desire to come to a resolution.

During discussion of the College District Plan, a question arose as to whether or not the Commission should stick with its original recommendation on this issue. Mr. Hough responded that the Commission approved and forwarded its recommendation to the City Council in May 2000 and the Council has yet to take action on that recommendation. Since several current Planning Commissioners were not on the Commission when this plan was developed, staff will provide an overview of the plan at the June 27 Planning Commission meeting for the benefit of those new Commissioners. Commissioner Peycheff felt the original College District Plan was the best plan for the college and the neighborhood and suggested the Commission go with its original recommendation. Mr. Hough noted that other land use alternatives, including an Option "B", were discussed but not seriously pursued. He is hopeful that the Council will take action to either approve or deny the plan this year, or provide direction for further study.

UNFINISHED BUSINESS

Tree Regulations – Finalize recommendations.

Mr. Hough advised that the recommendations of the Planning Commission have been incorporated into the Draft Ordinance and are summarized in the first page of the staff report. Chair Johnson moved that the Commission send to City Council their recommendation to adopt the revised Tree Preservation Ordinance with the following codicil to simultaneously remove or make a recommendation that the Council remove the existing Tree Preservation Ordinance from Title 21 if they do, without changes, adopt this Ordinance. The motion was seconded by Commissioner Decker and passed unanimously.

INFORMATION ITEM

Upcoming Commission Meetings

Planning Manager Hough briefly explained the Upcoming Commission Agenda as presented in the packet. The next meeting will have two public hearings – continuation of the Development Regulations Update hearing and a hearing on the 2002 Comprehensive Plan Amendments.

Mr. Hough reported that an article in the recent Lynnwood Newsletter has generated interest in the Planning Commission vacancy and he expects some applications very soon.

Mr. Cutts advised that Mayor McKinnon wants to move forward with recruitment for the vacant Associate Planner position in Community Development.

ADJOURNMENT

Commissioner Bigler, seconded by Commissioner Powers, moved to adjourn. The motion carried, and the meeting adjourned at 8:45 p.m.



Dave Johnson, Chair